



Land Use-Urban Redevelopment Committee – Board of Representatives

Harry Day, Co-Chair

David Kooris, Co-Chair

Committee Report

Date: Tuesday, July 21, 2015

Time: 6:30 p.m.

Place: Republican Caucus Room, 4th Floor, Government Center

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chair Day, Co-Chair Kooris and Committee Member Reps. Fountain, McNeil, Okun, Reeder and Summerville. Absent or excused were Reps. McGarry and Ryan. Also present were President Skigen; Rep. Nabel; Michael Handler, Director of Administration; Kathryn Emmett, Corporation Counsel; Christopher Gioielli, Stamford Police Department; Tom Cassone, Esq.; Norman Cole, Land Use; Lou Casolo, City Engineer; Pam Coleman, Stamford Historical Society; Anne Goslin, HPAC and several members of the public (see the attached public hearing sign-in sheet).

Co-Chair Kooris called the meeting to order at 6:32 p.m.

Item No.	Description	Committee Action
¹ LU29.050	RESOLUTION <u>and Public Hearing</u> ; Notice of Intent to Discontinue a Portion of Division Street - Mill River Park River Walk and Directing the Mayor to Cause a Report to be Prepared. 07/08/15 – Submitted by Mayor Martin	Approved 7-0-0

Mr. Cassone, representing the City, explained that this is to begin the process of discontinuing a portion of Division Street. RBS owns all of the properties adjacent to this portion of Division Street, except for the street and one parcel owned by the City. The reason they are beginning this process now is because the Mill River Collaborative has received a \$3.75 million coastal resiliency grant to reduce the flood plain. This work would be done by the extension of the River Walk. Work on the project must begin by spring 2016 and be completed by June, 2017.

Co-Chair Kooris opened the public hearing at 6:37 p.m. Lisa Feinberg, Esq. spoke on behalf of RBS in strong support of this transaction. There being no further members of the public wishing to speak, the public hearing was closed.

A motion to approve this resolution was made, seconded and approved by unanimous vote (Reps. Day, Kooris, Fountain, McNeil, Okun, Reeder and Summerville in favor).

¹ Video Time Stamp 00:00:40

2. [LU29.043](#) RESOLUTION; Approving a Memorandum of Agreement re: the Purchase/Sale of 713 Bedford Street and Moving the Hoyt-Barnum House to 1508 High Ridge Road. **Approved 6-1-0**
- 05/21/15 – Submitted by Mayor Martin
06/02/15 – Approved by [Planning Board](#)
06/11/15 – Approved by Board of Finance
06/30/15 – Public Hearing Held & Held in Committee

Mr. Handler stated that since the prior meeting the City has had additional meetings with the State Historic Preservation Officer and his staff. Rep. Fountain pointed out that ¶7 of the Agreement refers to archaeological excavation in June and July, 2015. Ms. Coleman explained that this provision was included in order to work with someone's schedule and is not correct, but the work will be done prior to any other work being done.

Rep. Reeder expressed various concerns about the agreement, including:

- The agreement should acknowledge that the Hoyt-Barnum House is currently on the National Register of Historic Places
- The agreement should reference the demolition ordinance
- The agreement should specify the cost to move the House

In response to concerns raised by the Committee, Mr. Handler stated that

- The preliminary cost estimate to move the House is \$600,000
- The City has committed \$200,000 cash to the Stamford Historical Society, leaving an additional \$200,000 for projects of the Historical Society's choosing
- If the cost is \$900,000, then the City's liability would be that cost plus the \$200,000
- They will not know the cost until borings are done on the house and they have an architect chosen
- If the House is moved, it is unlikely it will remain on the National Register, which would preclude State and Federal funding for the House in the future; however, the House has not received grants in the past
- There is a significant cost to the City if the police station needs to be moved twice and there is no easy way to do this
- The City will instruct the architect to look at the possibility of building around the House as one of the 3 concept drawings, but the House still might lose the registry status as a result of the loss of the surroundings, and the blasting to build the underground garage might damage the House
- The City is dealing with potential health concerns at the Police Station that need to be dealt with
- The highest probability is that the House will need to be moved, anything short of that will be a herculean effort
- It could take 2 years to build a police station on a completely clean site.

Mr. Dellaselva explained, in response to questions from the Committee that:

- ¶13 relates to a lien on personal property that may be on the property of the Historical Society left by a contractor. This is a lien for a \$20,500 judgment by a 3rd party against the contractor for any property of the contractor. He believes

² Video Time Stamp 00:07:20

this has been resolved, but if not, the City is willing to defend it or pay it if it still exists.

- If the House is not moved, the Agreement will have to be renegotiated.

Ms. Goslin reviewed the recommendations of the HPAC contained in the July 13, 2015 memo to the Committee. Committee members discussed whether the Board could require the Stamford Historical Society to obtain a historic preservation easement. This might be required if the Society applies for a grant on the property.

A motion to approve this resolution was made, seconded and approved by a vote of 6-1-0 (Reps. Day, Kooris, Fountain, McNeil, Okun and Summerville in favor; Rep. Reeder opposed).

- ³3. [LU29.044](#) RESOLUTION; Approving the extension of the lease for the property at 1508 High Ridge Road Pursuant to the Memorandum of Agreement re: the Purchase/Sale of 713 Bedford Street and Moving the Hoyt-Barnum House to 1508 High Ridge Road (LU29.043). **Approved 6-1-0**
05/21/15 – Submitted by Mayor Martin
06/02/15 – Approved by [Planning Board](#)
06/11/15 – Approved by Board of Finance
06/30/15 – Public Hearing Held & Held in Committee

Mr. Handler explained that the hope is to put the Stamford Historical Society in a financially viable position with the lease extension and the moving of the House. Any requests for capital to improve or repair the Society building would go through the budget process. The City is aware of the Society's financial position and is trying to fill the budget shortfall for the next 5-8 years. A motion to approve this resolution was made, seconded and approved by a vote of 6-1-0 (Reps. Day, Kooris, Fountain, McNeil, Okun and Summerville in favor; Rep. Reeder opposed).

- ⁴4. [LU29.047](#) RESOLUTION; Approving demolition (disassembly and reassembly) of the Hoyt-Barnum House located at 713 Bedford Street. **Approved 6-0-0**
06/02/15 – Approved by [Planning Board](#)
06/04/15 – Submitted by Chris Dellaselva
06/11/15 – Approved by Board of Finance
06/30/15 – Held in Committee

Mr. Handler stated that he put up the signs for the demolition of the house and the trees in order to avoid surprising anyone. He noticed it in multiple ways out of an abundance of caution. He is aware that there is no approval required for the removal of the trees. Committee members discussed whether any Board approval is required for the disassembly and reassembly of the Hoyt-Barnum House under the current ordinance. Mr. Handler stated that the legal department does not believe that such approval is necessary; however, this is an opportunity for the Board to express its approval or disapproval.

³ Video Time Stamp 00:57:18

⁴ Video Time Stamp 01:02:48

Ms. Coleman read the [attached statement](#) into the record.

Committee members discussed whether the House will be better utilized on the Stamford Historical Society property. A motion to approve this resolution was made, seconded and approved by a vote of 6-0-0 (Reps. Day, Kooris, Fountain, McNeil, Okun and Summerville in favor).

Co-Chair Kooris adjourned the meeting at 8:01 p.m.

Respectfully submitted,

David Kooris, Co-Chair

This meeting is on [video](#).